

**PB# 78-4**

**Camp Site  
(Maharaj)**

Campsite (Maharaj) 78-4  
~~2000~~

never materialized  
filed with T.C 5/8/84sh -



**Oxford Pendaflex**  
CORPORATION

STOCK No. 753 1/3

• • •

MADE IN U.S.A.

48 - 21 B is hereby repealed effective  
immediately and

48 - 21 B is hereby enacted as hereinafter set  
forth, effective immediately

B. Vacation camps. Vacation campgrounds are permitted subject to the following:

- (1) Vacation campgrounds are a use consisting of a tract of land designed exclusively for overnight and short duration vacation camping, providing facilities for tents, camp trailers, motor homes, recreation activities, administration, public health and safety, and services customarily or properly accessory thereto. <sup>SALES AND</sup> EXCLUDING SALES OF RECREATIONAL VEHICLES
- (2) Area, access and setback. A campground parcel including all accessory uses and facilities shall be a minimum of 20 acres. The minimum area per site for overnight camping shall be 1500 square feet and 2500 square feet should be provided for vacation camping. The access shall be at least 50 feet in width for a distance of 50 feet from the point of contact with the public highway. The front yard of such parcel shall be a minimum of one hundred (100) feet in depth. Side and rear yard setbacks, if any, shall be determined by the Planning Board. No campsite shall be nearer to a public highway than two hundred (200) feet.
- (3) All campground sites shall be screened from the view of adjacent properties and adjoining public highways at such points and in such manner as the Planning Board shall determine.
- (4) Water supply. An adequate supply of potable water shall be provided within 250 feet of all campsites. One water spigot with soakage pit or other disposal facilities shall be provided

for each 10 campsites without water facilities capable of providing minimum of 150 gallons of water per day at a minimum pressure of 20 pounds per square inch. Where spigots and sewer hookups are provided at each site, a minimum volume of 100 gallons of water per site per day at a minimum pressure of 20 pounds per square inch shall be provided. Unless permitted by State or County Health Department, only drinking water shall be supplied to accessory buildings or structures used by the occupants of the premises for culinary and lavatory purposes. Other water sources supplied to toilets and urinals shall not be physically connected with the drinking supply or be available at any tap or connection for public use.

- (5) Sewage disposal and sanitary facilities. One toilet for each sex for each 10 sites shall be provided within 300 feet of each site. Urinals shall be provided. Up to one-half the male toilets may be urinals. A minimum of two toilets for each sex shall be provided. Lavatories or other handwashing facilities shall be provided at a ratio of one for each 15 sites (without water and sewage hookups) for each sex. Showers shall be provided at all campgrounds of 75 sites or more and must be served with hot and cold or tempered water between 90 degrees and 110 degrees Fahrenheit and be available at a ratio of two showers for each 50 sites for each sex. Utility sinks shall be provided. The sink should be near the door if located within a building where they can be utilized for disposal of dishwater brought in in buckets. Where individual water hookups and sewage disposal facilities

acceptable to the permit issuing official are provided, the ratio shall be one toilet and lavatory for each sex for every 40 sites within 500 feet of each site. Where service buildings are not provided, privies and handwashing facilities shall be provided in accordance with the above ratios. Sewage treatment facility design shall be based on the water supply design flow plus infiltration.

- (6) Fire protection. The property owner shall ensure that adequate fire protection equipment is on the premises at all times, as recommended by the Zoning Inspector and the Bureau of Fire Protection.
- (7) Public phone. Each campground shall have at least one (1) public telephone.
- (8) Maximum trailer size. No trailers in excess of thirty two (32) feet in length shall be accommodated in any trailer park designated for use by travel or recreational trailers.
- (9) Length of occupancy. No trailer shall be permitted to occupy a space within such camp for a period in excess of six months.
- (10) Permanent residence. Not more than one permanent residence for caretaker shall be permitted which may be a mobile home, but shall not be a tent, camp trailer, motor home or other facility designed for vacation or temporary use.
- (11) Site plan review. There shall be site plan review by the Planning Board particularly as to setbacks as provided in B(2) and screening as provided in B(3).
- (12) Any provisions in the Table of Bulk Regulations inconsistent with the provisions of this Section 48-21(B) shall be disregarded and the provisions of 48-28(B) shall control.

FILE  
JIM PETRO CAMPSITE

Amend Table of Use Regulations as follows:

1. Delete from Column B under F P Floodplan  
"5 vacation camps, subject to § 48-21B."
2. Add to Column A under R - 1 Rural Residential  
"6 vacation camps, subject to § 48-21B."
3. Delete from Column B under R - 2 Open Space  
Residential No. 5 from item 1.
4. ~~Add to R - 2 Nos. 1, 2, 3, 4, 5. This is OK~~
5. Change R - 3 to read "Same as R - 1."
6. Change <sup>R-4</sup> to read "Same as R - 2."
7. Change <sup>R-4A</sup> ~~(2)~~ to read "Same as R - 1."
8. ~~Add 3" vacation camps subject to § 48-21B. This is out.~~

Amend Table of Bulk Regulations as follows:

1. Delete No. 5 from F P Group D.

**Memo** FROM:

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

TOWN BOARD

DATE: January 30, 1978

SUBJECT: CAMPSITES

— FOLD HERE —

Gentlemen:

At the January 25, 1978 meeting of the Planning Board the following Motion was adopted:

Motion by Mr. Loscalzo seconded by Mr. Cimorelli that the Planning Board of the Town of New Windsor after careful review of Section 48.21 dated July 26, 1977 we see no reason for changing it at this time.

Roll call: Infante-yes, Loscalzo-yes  
Cimorelli-yes Jones-yes Spignardo-yes

Motion carried 5 ayes - no nays.

Very truly yours,

*Ernest Spignardo*

ERNEST SPIGNARDO  
Chairman

ES/sh  
cc: A.O. Maharay

by \_\_\_\_\_



